035.A	0001	0071.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	437,500	/	437,500
USE VALUE:	437,500	/	437,500
ASSESSED:	437,500	/	437,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		BROADWAY, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	NATHAN LANCE E & MICHELLE D
Owner 2:	
Owner 3:	
Street 1:	71 BROADWAY UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROWN MICHAEL F -
Owner 2:	-
Street 1:	PO BOX 1401
Twn/City:	CAMPBELL
St/Prov:	CA Cntry:
Postal:	95009

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1909, having primarily Asbestos Exterior and 1209 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	437,500			437,500
Total Card	0.000	437,500			437,500
Total Parcel	0.000	437,500			437,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 361.87 | /Parcel: 361.87

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

310306

GIS Ref

GIS Ref

Insp Date

12/20/17

!15624!

PREVIOUS ASSESSMENT

Parcel ID 035.A-0001-0071.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	437,500	0	.		437,500		Year end	12/23/2021
2021	102	FV	424,800	0	.		424,800		Year End Roll	12/10/2020
2020	102	FV	418,500	0	.		418,500	418,500	Year End Roll	12/18/2019
2019	102	FV	437,500	0	.		437,500	437,500	Year End Roll	1/3/2019
2018	102	FV	341,200	0	.		341,200	341,200	Year End Roll	12/20/2017
2017	102	FV	309,200	0	.		309,200	309,200	Year End Roll	1/3/2017
2016	102	FV	309,200	0	.		309,200	309,200	Year End	1/4/2016
2015	102	FV	285,800	0	.		285,800	285,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:04:34

LAST REV

Date	Time
12/20/17	13:39:34
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15624

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN MICHAEL F	144-57		3/24/2017		475,000	No	No		
O SULLIVAN ROBE	107-108		5/11/2009		280,000	No	No		
O SULLIVAN ROBE	37-9		9/26/2008	Family		No	No		MASTER DEED

USER DEFINED

Prior Id # 1:	24048
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/20/2017	Measured	DGM	D Mann
2/8/2017	Inspected	DGM	D Mann
8/8/2009	MLS	MM	Mary M
1/8/2009	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8017													G10			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	31.000000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.93090689
Adj $ / SQ:	383.301
Other Features:	71425
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634022
Depreciation:	196547
Depreciated Total:	437475

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	402.47
Special Features:	0	Val/Su Net:	241.85
Final Total:	437500	Val/Su SzAd	361.87

SKETCH

UnSketched SubAreas:
GLA: 1209,
BMT: 600,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,209	383.300	463,411
BMT	Basement	600	114.990	68,994

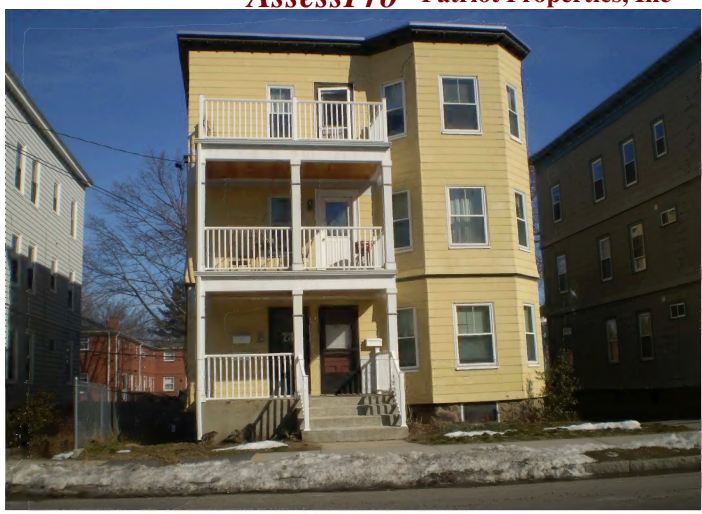
Net Sketched Area:	1,809			Total:	532,405
Size Ad	1209	Gross Area	1809	FinArea	1209

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

035.A-0001-0071.1

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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